

CITY OF NEWTON, MASSACHUSETTS

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ZONING BOARD OF APPEALS

Sherri Boivin, Board Secretary

NOTICE OF DECISION

A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:

#2-07 from John and Linda Holland, 21 Kingswood Road, Auburndale, MA, requesting variances of 4.2 feet, 3.8 feet and 2.1 feet, respectively, from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct three central air conditioning units on a raised drainage system, resulting in side yard setbacks of 3.3 feet, 3.7 feet and 5.4 feet, respectively. (Required side yard setback for *old* lots created before December 7, 1953 is 7.5 feet.) The property is located in a Single Residence 3 district. The petitioners' request for a variance from the side yard requirements was denied without prejudice, 5-0.

#3-07 from Alan and Diane Gertel, 176 Paulson Road, Waban, MA, requesting a 2.5 foot variance from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a covered entry way, resulting in a front yard setback of 27.5 feet. (Required front yard setback for new lots created after December 7, 1953 is 30 feet.) The property is located in a Single Residence 2 district. The petitioners' request for a variance from the front yard requirements was granted, subject to conditions, 5-0.

Any appeal of the above decision must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.

Decision numbers 2-07 and 3-07 were filed on May 14, 2007.